

Deed Reference Instrument No: 201515021286

**TEMPORARY HIGHWAY EASEMENT GRANT**  
(GENERAL)

Form T-3  
Revised 12/2021

Project:	1601028
Code:	N/A
Parcel:	3A
Page:	1 of 4

**THIS INDENTURE WITNESSETH**, That Bradly A. Pfeifer, the Grantor of Tippecanoe County, State of Indiana Grants to the **THE TIPPECANOE COUNTY BOARD OF COMMISSIONERS**, the Grantee, for and in consideration of the sum of Two Thousand Five Hundred Eighty Dollars (\$2,580.00) (of which said sum \$0.00 represents land improvements acquired and \$2,580.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor for the purpose of Grading, which said work is incidental to the construction of the highway facility known as Old US 231 and as Project 1601028, which said Real Estate situated in the County of Tippecanoe, State of Indiana, and which is more particularly described in the legal description attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor and/or the Grantor's successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor.

Interests in land acquired by The Tippecanoe  
County Board of Commissioners  
Grantee mailing address:  
20 North 3<sup>rd</sup> St., Lafayette, IN 47901  
I.C. 8-23-7-31

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Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the County of Tippecanoe except: None

The said Grantor acknowledges that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor, for the purpose of inducing the County of Tippecanoe to accept this grant and to pay the hereinbefore referenced consideration, represents that the Grantor is the owner in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

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IN WITNESS WHEREOF, the said Grantor has executed this instrument this 9<sup>th</sup> day of May, 2022.

Signature

(Seal)

Bradly Pfeifer  
Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Bradly Pfeifer, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 9<sup>th</sup> day of May, 2022.

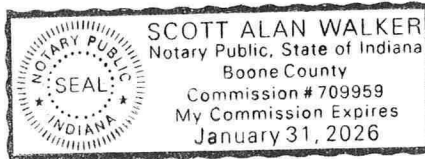
Signature

Printed Name

My Commission expires

I am a resident of

County.



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Revised

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Interests in land acquired by, the Tippecanoe County Board of Commissioners, Tippecanoe County, Indiana

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. **Scott A. Walker**

This instrument prepared by Douglas Joseph Masson, Attorney at Law.

No. 19474-53  
200 Ferry Street, Suite C  
P.O. Box 99  
Lafayette, IN 47902-0099

Grantee's mailing and tax bill address:  
Tippecanoe County Board of Commissioners  
20 North 3<sup>rd</sup> Street  
Lafayette, IN 47901

Legal Description prepared by Butler, Fairman & Seufert, Inc

## EXHIBIT "A"

Project: OLD 231 & CR 500 S  
Tax I.D.: TEMPORARY R/W FOR GRADING

Parcel: 3A  
Sheet: 1 of 1

A part of Lot numbered Three (3) in Stratford Glen Subdivision, Part One (1), the plat of which is recorded as Plat Cabinet D, Slide D-196 (all referenced documents are recorded in the Office of the Recorder of Tippecanoe County), being that part of the grantor's land described in Instrument 201515021286, more particularly described as follows: Commencing at the northeast corner of said Lot; thence South 76 degrees 35 minutes 28 seconds West 15.00 feet along the northern line of said Lot to the point of beginning; thence South 13 degrees 37 minutes 32 seconds East 67.56 feet to the southern line of said Lot; thence South 76 degrees 35 minutes 28 seconds West 24.25 feet along said southern line; thence North 11 degrees 24 minutes 42 seconds West 67.60 feet to the northern line of said Lot; thence North 76 degrees 35 minutes 28 seconds East 21.64 feet along said northern line to the point of beginning and containing 1,550 square feet, more or less.

Given this 20<sup>th</sup> day of April, 2021.

*Michelle A. Watts*

Michelle A. Watts, P.S.  
Registered Land Surveyor  
State of Indiana, Surveyor No. 21100021



This description was prepared for Tippecanoe County by Butler, Fairman & Seufert, Inc.

The attached **Temporary Easement Grant – Parcel 3A (Old 231 & 500 S Project)** is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this   5   day of   July  , 2022.

\_\_\_\_\_  
Davis S. Byers, President

\_\_\_\_\_  
Tracy A. Brown, Vice President

\_\_\_\_\_  
Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: \_\_\_\_\_  
Robert A. Plantenga, Auditor